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ABSTRACT OF THE DISCLOSURE

Disclosed are aromatic polyester polyols, polyol based resin blends, and rigid closed-cell polyisocyanate-based foams made using the polyol based resin blends. The resin blends generally comprise:

- 5 (a) an aromatic polyester polyol reaction product formed by inter-esterification of a
 phthalic acid based material; a hydroxylated material having a functionality of at
 least 2; and a hydrophobic material; and
 (b) a C₄-C₇ hydrocarbon blowing agent.

Also disclosed is a method for preparing rigid closed-cell polyisocyanate-based foams comprising
10 reacting a polyisocyanate and a polyol based resin blend.